

Livingston April 2010 Market Activity

Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	20 Spier Dr	Ranch	\$434,900	\$411,000	\$385,600	4/1/2010	21	94.50%	1.07
2	52 Woodcrest Dr	RanchExp	\$440,000	\$430,000	\$431,700	4/5/2010	14	97.73%	1.00
3	71 Shrewsbury Dr	Ranch	\$675,000	\$668,000	\$659,100	4/5/2010	190	98.96%	1.01
4	101 Kensington Ln	TwnEndUn	\$409,000	\$400,000	\$398,300	4/6/2010	150	97.80%	1.00
5	103 Martin Rd	SplitLev	\$568,000	\$550,000	\$517,400	4/8/2010	110	96.83%	1.06
6	315 Edmonton Court	TwnIntUn	\$487,000	\$480,000	\$509,800	4/13/2010	9	98.56%	0.94
7	47 Berkeley Pl	SplitLev	\$429,000	\$429,000	\$402,600	4/16/2010	17	100.00%	1.07
8	5 Oakmont Ct	TwnIntUn	\$635,500	\$620,000	\$597,600	4/16/2010	14	97.56%	1.04
9	66 Cornell Dr	Ranch	\$749,000	\$765,000	\$786,300	4/16/2010	22	102.14%	0.97
10	11 Colonial Way	SplitLev	\$429,900	\$436,000	\$527,900	4/20/2010	127	101.42%	0.83
11	18 Camelot Drive	Colonial	\$1,950,000	\$1,850,000	\$1,992,699	4/21/2010	115	94.87%	0.93
12	416 Turlington Ct	TwnEndUn	\$475,000	\$472,500	\$495,800	4/28/2010	13	99.47%	0.95
13	16 Manor Rd	CapeCod	\$389,800	\$385,000	\$345,900	4/29/2010	6	98.77%	1.11
14	31 Royal Ave	Colonial	\$499,000	\$490,000	\$483,600	4/29/2010	43	98.20%	1.01
15	62 Falcon Rd	SplitLev	\$515,000	\$499,999	\$514,800	4/30/2010	22	97.09%	0.97
Averages			\$605,740	\$592,433			58	98.26%	1.00



Average Days on Market 58
Average List Price \$605,740
Average Sales Price \$592,433
% of List Price to Sales Price 98.26%
Sales Price to Assessed Value Ratio 1.00
of Units for the Month 15





RESIDENTIAL BROKERAGE

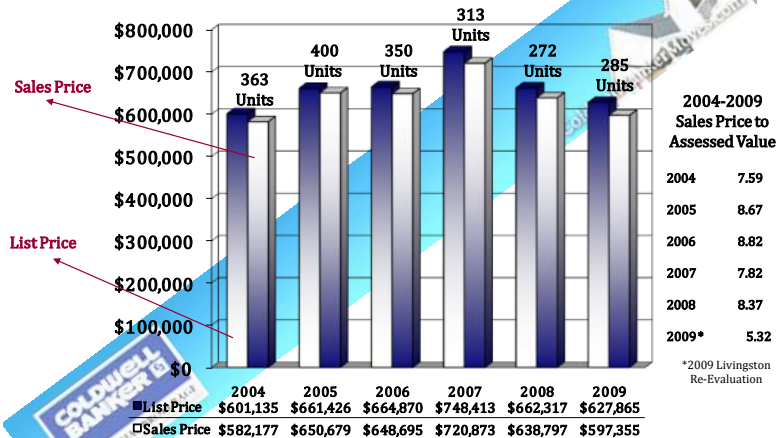
FLASHBACK!!!!
April 2009 YTD:
AVG YTD Sales Price: \$685,120
DOM: 81
#Units YTD: 46
SP:AV 7.54

Livingston 2010 Year to Date Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$720,664	\$409,500	\$702,913	\$605,740									\$657,091
Average Sales Price	\$694,714	\$400,500	\$666,605	\$592,433									\$632,308
Days on Market	66	55	94	58									73
% of List Price to Sales Price	96.84%	97.93%	95.55%	98.26%									96.86%
Sales Price to Assessed Value	0.97	2.36	0.99	1.00									1.09
# Units Sold	14	4	19	15									52

Livingston Market Averages 2004-2009

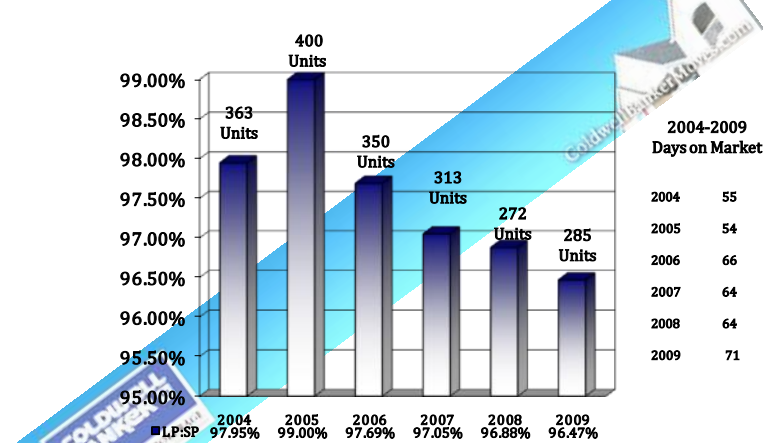
LIST PRICE & SALES PRICE AND SALES PRICE TO ASSESSED VALUE RATIO



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

Livingston Market Averages 2004-2009

PERCENT OF LIST PRICE TO SALES PRICE & DAYS ON MARKET



As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.